

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 5, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:41 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON,
and ROSS

EXCUSED: MEMBER TARKANIAN

ALSO PRESENT: DOUG SELBY, Executive Director, BRAD JERBIC, City Attorney, and BEVERLY
K. BRIDGES, Acting Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(11:41)

2-2778

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 5, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 7, 2005

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS with TARKANIAN excused

MINUTES:

There was no discussion.

(11:41)

2-2786

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 5, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

1. Submitted after meeting: hardcopy of PowerPoint
2. Submitted at meeting: copy of written comments of Tom McGowan

MOTION:

REESE - APPROVED as recommended - UNANIMOUS with BROWN not voting and TARKANIAN excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation, a copy of which is made a part of the minutes, to update the Agency members on the status of the following projects. He noted that the slides include the number of units and, where possible, the number of pre-sale units.

Union Park/LV-61 - Staff is working on various fronts, including the agreements for the Alzheimer's Clinic and the development of the Performing Arts Center, as well as what it will cost to build the first phase of infrastructure. The agreement with Related Companies expired but has been given a courtesy extension of time so that staff can reach a master development agreement for the site.

World Market Center, Phases 2 & 3 - Staff is assisting the company on the development of the second building, which is under construction and moving along quickly. The plan is to have the third building under construction next year, which will include permanent parking in order to support the first two phases. COUNCILMAN WEEKLY noted that World Market would be hosting a job fair October 6, 2005, at the Market Café, from 9:00 a.m. to 4:00 p.m. He encouraged the community to participate.

Sandhurst Las Vegas and Grand Central Parkway Center - Not yet known how many units have been pre-sold.

SNWA/Molasky - This project is going through a number of issues. Staff is tabulating the TIF rebate for

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MINUTES - Continued:

the first phase. Staff is also working with the company on a number of issues to get into escrow shortly and take down the site on the second phase so that construction can commence in late October or early November on the Southern Nevada Water Authority building.

Alta Vista/Ambling - Staff has been informed that a local investor is interested in this project.

Cielo Vista - This project is affordably priced.

"Downtown" - This project has a tavern limited license and will be operated by Michael Cornway, who has operated large clubs on the Strip. Tenant improvements are in plans review.

Streamline Tower - A lot of on-site public utility construction has been done.

The Griffin - Application for a tavern limited license is in the process and plans for tenant improvements are being developed. The developer hopes to have the sign and façade up by the end of the year, with an opening early next year.

Centennial Plaza - The project is complete at the Fifth Street School. The Council approved the master plan for the Fifth Street School at the last Council meeting, and staff is working on the final touches to release the Request for Proposal.

601 Fremont Street - The Agency is in contract for the development of the first phase, which includes the old 601 building. It will have 10,000 feet of club space.

The Block - This project has had a number of changes. New venues are coming online, potentially including a Starbucks and five new bars.

"juhl" - Hard sales will start next month so that they will know exactly the number of contracts they will have in place.

Club Renaissance Skyscraper - Number of unit sales is unknown.

Live/Work Las Vegas - The developer is going to offer a number of units as rental, because they believe there is a strong market for rentals downtown.

Simayof Group Properties, LLC - This project is struggling with construction costs. Staff has discussed with the developer the feasibility of a TIF rebate, and staff is debating whether to come back to the Agency with a full DDA and later with TIF rebate or to combine the two and present the entire package.

La Plaza de Las Vegas - Sufficient pre-leasing commitments have been made to secure a construction loan, which should be closing soon.

Soho Lofts - The peak of the building is in place. Only the penthouse units have not been sold.

Newport Lofts - The developer has a final permit, which is a good indication that financing is in place.

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MINUTES - Continued:

Evolution 1 & 2 - The project was re-configured to allow for a connection of Casino Center through Charleston. Staff hopes that active sales will occur soon.

H.U.E. Lofts - Staff is holding discussions with the developer on the possibility of a TIF rebate and its possible participation in the new Leid program.

Eighty on 4th - Not a lot to report.

Allure Towers - Since some of the units are under hard contract, financing should be obtainable.

Liberty Tower/The Ivana - The Liberty Tower project is being held up because of units being sold at The Ivana project.

Grand View Towers - No update.

Kallisto - No report.

Senior Housing, Alpha Omega - A meeting is scheduled for the following week with the developer. Staff hopes that an agreement can be finalized.

Edmond Town Center - Space is being released to tenants for improvements. Staff has held serious negotiations with an anchor tenant for a grocery store at the old Vons space. An incentive package was mentioned.

Neighborhood Grocery RFP - The Request for Proposal was issued for the ten-acre site at Lake Mead and Martin Luther King. A pre-submittal conference was held after issuance of the RFP. Thirty parties attended.

Stella Lake Office (FBI) - The project is moving forward well. There is an outstanding prevailing wage finding by the Labor Commissioner. Staff is going to contest it, but it could greatly impact this project and might set a precedent for other projects.

RLT Corp. Office/Training Center - Project moving along well.

Expertise School of Beauty - Staff intends to come back with an intended agreement to allow the developer to go into escrow so that the sewer and water permits can be pulled. A national fundraiser was hired to raise funds for the construction; however, fundraising has been greatly impacted by Hurricane Katrina.

Urban Chamber of Commerce - Staff is helping with some issues to get the project in the ground.

Foundation for an Independent Tomorrow - Staff is also helping with some issues. The project has financing approval.

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MINUTES - Continued:

TOM McGOWAN, Las Vegas resident, read and submitted his written comments.

(11:41 - 12:02)

2-2795

AGENDA SUMMARY PAGE

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CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

BACKUP DOCUMENTATION:

Submitted by Jerry M. Neal - Report on Las Vegas Housing Authority

Submitted by Tom McGowan - Written comments

MINUTES:

BEATRICE TURNER, West Las Vegas, felt the Halfway House moratorium should not apply to group homes, because they are different and for the disabled. From dealing with patients, he knows what some of the people living in halfway houses experience.

(12:02 - 12:04)

3-159

JERRY M. NEAL, West Las Vegas resident, read and submitted a report, a copy of which is attached and made a part of the minutes, regarding the Las Vegas Housing Authority.

(12:04 - 12:07)

3-242

TOM MCGOWAN, Las Vegas resident, read and submitted his written comments, a copy of which is attached and made a part of the minutes.

(12:07 - 12:11)

3-256

PIONE JACKSON, Pione Development Company, appreciated the comments that have been made during the meeting about New Orleans, because that is where she comes from. She mentioned that her company is non-profit and concentrates in the area of development of people. She expressed an interest in the Huntridge Theater and asked who she needs to speak with about acquiring it. MEMBER REESE advised her to make contact with the City Manager or SUSIE MARTINEZ, Ward 3 Liaison, for guidance.

(12:11 - 12:13)

3-4-6-1

THE MEETING ADJOURNED AT 12:13 P.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
October 19, 2005



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MINUTES - Continued:

Beverly K. Bridges, Acting Secretary